

County of Loudoun
Department of Planning
MEMORANDUM



DATE: June 7, 2010

TO: Marchant Schneider, Project Manager
Land Use Review

FROM: Pat Giglio, Planner
Community Planning

SUBJECT: SPEX 2010-0010 Broad Run Contracting- Dulles Trade Center West

EXECUTIVE SUMMARY

The proposed application requests a Special Exception to permit the storage of empty solid waste vehicles and waste containers on a 5.5 acre site located within the Dulles Trade Center West development, near the village of Arcola. The subject site is zoned PD-GI (Planned Development – General Industrial) and is governed under the provisions of the Revised 1993 Zoning Ordinance. The subject site is in an area designated for Industrial uses by the Revised General Plan. The use of the subject site for a by-right contractor service establishment and the proposed use of the rear of the site as a storage yard for empty solid waste vehicles and waste containers by Special Exception, are in conformance with the Industrial land use policies of the Revised General Plan. However, staff has identified several outstanding issues related to site design (lighting, fuel storage and wash-down facilities) and recommends conditions of approval assuring these issues are mitigated appropriately.

BACKGROUND

Broad Run Contracting, the applicant, is requesting a Special Exceptions to permit the storage of empty solid waste vehicles and waste containers on a 5.5 acre site located within the Dulles Trade Center West development. The subject site is located on the west side of Trade West Drive, east of Arcola Road (Route 842) and north of Evergreen Mill Road (Route 621), near the village of Arcola. The front portion of the subject site will be occupied by single-story building which will provide fleet maintenance, storage and offices Broad Run Contracting, which may be developed by-right on the subject site. The rear of the property will be occupied by a paved/gravel parking lot used for the proposed storage of empty solid waste vehicles and waste containers, which is permitted by Special Exception. The subject site is zoned PD-GI (Planned Development

– General Industrial) and is governed under the provisions of the Revised 1993 Zoning Ordinance.

The subject site was previously graded and filled to create a large building pad when the industrial park was developed. A review of County GIS records did not identify any Green Infrastructure elements on the subject site. The property lies less than a mile from Dulles International Airport, within the LDN 65 airport noise contour.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject site is located in the Dulles Community in the Suburban Policy Area and is governed under the policies outlined by the Revised General Plan (the Plan) and Revised Countywide Transportation Plan (Revised CTP) and the Dulles North Area Management Plan (DNAMP). Being the newer of the two plans, the Revised General Plan supersedes the DNAMP, where there is a policy conflict between the two plans. The DNAMP continues to apply where it provides more detailed policy direction on any issue, in conformance with the general direction of the Revised General Plan. The Revised General Plan designates this area as suitable for Industrial uses (Revised General Plan, Chapter 7, Planned Land Use Map).

ANALYSIS

LAND USE

The subject site is in an area designated for Industrial uses by the Revised General Plan. The Plan states that general industrial uses are predominantly labor-intensive industrial and commercial uses which may pose outdoor storage requirements, noise levels, and emissions that present difficult design issues and make them incompatible with residential development. Associated activities, such as truck traffic, may also make them incompatible with residential and other business areas. Such development is best located away from major roads, accessed from within the industrial park, and limited to a minor portion of a larger development (Revised General Plan, Chapter 6, General Industrial, text).

The subject site is located within Dulles Trade Center West, an industrial park comprised of approximately 90 acres divided into 29 building lots. Many of the lots within the industrial park have already been purchased, however only a few buildings have been constructed to date within the development. The use of the subject site for a by-right contractor service establishment and the proposed use of the rear of the site as a storage yard for empty solid waste vehicles and waste containers by Special Exception, are in conformance with the Industrial land use policies of the Revised General Plan.

Staff finds the proposed use of the rear of the site as a storage yard for empty solid waste vehicles and waste containers to be in conformance with the Industrial land use policies of the Revised General Plan.

SITE DESIGN

1. Layout

The Plan states that a general industry use should, “complement surrounding land uses by means of appropriate arrangement of buildings and service areas, attractive architecture, and effective landscape buffering” (*Revised General Plan, Chapter 11, General Industry, Policy 8a*). The Plan calls for buildings to be the prominent feature of the site when viewed from the road, while outdoor storage and the majority of parking should be located toward the rear of a lot (*Revised General Plan, Chapter 11, General Industry, Policy 8d*). In keeping with Plan policies staff notes that the subject site has been designed with the building sited along the road frontage with the storage area located to the rear of the property.

Staff finds the proposed site layout is in conformance with the policies of the Revised General Plan.



View west of the subject site from Trade West Drive.

2. Screening and Buffering

The County requires that all industrial uses provide adequate buffers and protection to mitigate negative impacts associated with the effects of noise, vibration, odor or other emissions which can be associated with industrial uses (*Revised General Plan, Chapter 6, General Industrial Use Policies, Policy 2*). The Plan specifically calls for the use of landscaping as buffers to break up monotonous parking surfaces, structural walls, and storage areas to enhance the aesthetic quality of General Industrial areas (*Revised General Plan, Chapter 11, General Industry, Policy 8d*). The applicant has proposed a Type 4 Buffer comprised of canopy trees, understory trees, shrubs and evergreen trees to screen the sides and rear yards of the property. The buffer also utilizes existing mature trees located in the northwestern corner of the property to supplement the buffer. The proposed landscape buffer appears to provide adequate screening and buffering for the proposed use.

Staff finds that the proposed landscape buffer appears to provide adequate screening and buffering for the proposed use. Staff recommends conditions of approval to ensure the landscaped areas will be maintained for the life of the project. The use of native plant and tree species is encouraged.

4. Lighting

The Plan promotes sound night-lighting standards that will “reduce light pollution such as glare, energy waste, light trespass, and the deterioration of the natural nighttime environment” (*Revised General Plan, Chapter 5 Lighting and the Night Sky, text*). The Plan promotes the use of lighting for public safety and visibility without the nuisance associated with light pollution (*Revised General Plan, Chapter 5 Lighting and Night Sky Policies, Policy 1a*).

The applicant states that “the proposed special exception use will not generate glare of light” but has not provided any details on the proposed lighting. The applicant should commit to conditions for site lighting which provides assurances that the proposed lighting will be the minimum intensity of lighting necessary for the operation of the proposed facility and that the lights will be extinguished and/or lighting levels reduced during non-business hours. In addition, conditions should be developed to ensure that the proposed site lighting will be shielded and directed downward to reduce glare and spillage of light into the night sky.

Staff recommends conditions of approvals that ensure that all lighting is the minimum intensity necessary for the operation of the proposed facility and that all site lighting is fully shielded and directed downward to reduce glare and protect the night sky. Additionally the site lighting should be extinguished and/or lighting levels reduced during non-business hours to reduce light pollution.

5. Fuel Storage

The Plan calls for the protection of surface water and groundwater resources from contamination and pollution to prevent the degradation of water quality in the watersheds (*Revised General Plan, Chapter 5, Surface and Groundwater Policies,*

text). The applicant has proposed the installation of a 500 gallon fuel storage tank and pump on the subject site. Plan policies state that “the County will require secondary containment, treatment and emergency response plans for business storing and dispensing of petroleum products (Revised General Plan, Chapter 5, Surface Water Policies, Policy 21). The application should provide a spill mitigation and emergency response plan for the proposed diesel fuel storage and distribution area, this area is an anticipated pollutant source of vehicle related runoff (fuel, oil, and grease) which will impact surface water quality. A specific spill mitigation plan should be developed for the site.

Staff recommends the development of a spill mitigation plan that includes information on secondary containment, treatment, and emergency response plans for the storing and dispensing of fuel on the subject site.

6. Wash-Down Facilities

As part of the day-to-day operation of the business the solid waste vehicles and waste containers will be required to be washed out prior to storage on the site. Staff request further information on the proposed wash-down facilities and procedures. Staff recommends that all water used in the wash down processes be captured, cleaned and reused onsite to promote water conservation. The Plan promotes water conservation through the use of innovative, cost effective water reuse systems (Revised General Plan, Chapter 5, Surface Water Policies, Policy 2).

Staff requests additional information on the wash-down facilities and procedures for cleaning the solid waste vehicles and waste containers on the subject site. Staff recommends that water reuse and conservation techniques be applied in the design of the wash down facility.

RECOMMENDATION

Staff finds that the Special Exception (SPEX) requests to permit the storage of empty solid waste vehicles and waste containers on the subject site is in compliance with the Industrial land use policies of the Revised General Plan. However, staff has identified several outstanding issues related to site design (lighting, fuel storage and wash-down facilities) and recommends conditions of approval assuring these issues are mitigated appropriately.

cc: Julie Pastor, AICP, Planning Director
John Merrithew, AICP, Assistant Planning Director